

Housing

| | |
|---|----|
| Introduction | 2 |
| Part 1 Housing Today | 4 |
| Part 2 Future Housing Need | 10 |
| Part 3 Goals, Objectives and Actions | 19 |



Park Vista



The Elysian

Introduction: Housing

Planning and developing housing for current and future residents is something that affects every resident of East Baton Rouge Parish. Maintaining a healthy balance of well-planned housing and jobs is important for the long-term sustainability of the region. Well-planned and balanced housing means that Baton Rouge residents have homes that they can afford and are able to choose from a variety of housing styles, sizes and neighborhoods. From a more long-term perspective, it also means ensuring housing availability and affordability that will keep people in Baton Rouge and attract new residents and jobs to the City-Parish. Creating housing options that answer the needs of East Baton Rouge's diverse population, while sustaining and supporting existing neighborhoods, will result in a more prosperous, vibrant and inviting city.

Today, East Baton Rouge Parish is not meeting the demands of current types and varieties of housing choices of all residents. The housing element identifies the housing market segments that are well-served in East Baton Rouge Parish now, as well as those that will meet the needs of target segments in the City-Parish's future population. As demographics within the country and Louisiana change, East Baton Rouge Parish must ensure that its housing profile is well matched to meet the needs of the City-Parish's future population and economy. If East Baton Rouge Parish cultivates a balanced housing mix that builds on emerging market dynamics, it will have a major competitive economic advantage over its peer cities.

Core Values and Aspirations of the Vision

A diverse group of residents and stakeholders representing all parts of East Baton Rouge Parish provided input through workshops, open houses, interviews, focus groups and survey discussions. Respondents consistently cited the following core values and aspirations they believed should be the foundation for building a vision for East Baton Rouge Parish.

Core values that relate to housing:

Equity: All residents have access to a good education, public services, housing and job opportunities.

Safety: People feel safe where they live, work and play.

Diversity: The City is known for embracing diversity and accepting other cultures, ethnicities and groups.

Strong neighborhoods and communities: Neighborhoods in all areas of the City-Parish are desirable places to live and have a range of housing types and nearby amenities to serve the City-Parish's residents.

Sustainability: The future reflects the creativity and resiliency of East Baton Rouge Parish's young residents and offers a sustainable place for youth to thrive – with a focus on building a future based on fiscal, physical, environmental, economic and equitable sustainability.

Part 1:

East Baton Rouge Parish's Housing Today

The first step in planning housing that will meet East Baton Rouge Parish's future needs is to evaluate existing housing stock and compare it to housing preferences and affordability. Housing affordability is commonly defined as spending not more than 30 percent of gross household income on housing. By this definition, many renters and owners live in housing they cannot afford.



Spanish Town

Housing affordability certainly goes beyond just housing costs and income. It also directly relates to where affordable housing is located and the associated transportation costs of getting around. People living in low-density housing on the periphery of a region rely almost exclusively on cars as the primary mode for transportation, often travelling many miles for everyday needs. These households are particularly vulnerable to fuel price shocks and traffic delays. The Center for Neighborhood Technology (CNT) has pioneered today's evolving definition of housing affordability as it relates to transportation. CNT found that combined housing and transportation costs should be less than 45% of gross household income in order to be affordable.



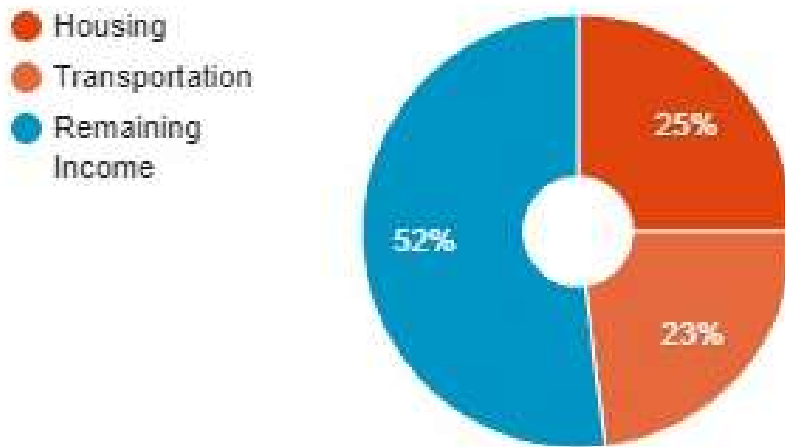
Ogden Park

In East Baton Rouge Parish, the average expenditure for housing and transportation in East Baton Rouge Parish is 51% of median household income.

By increasing transportation and housing options to address changing market demands, the City-Parish will go a long way toward creating many affordable neighborhoods. East Baton Rouge Parish has an opportunity to plan today for housing in neighborhoods that are accessible to pedestrians and bicyclists and that are served by transit.

Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.



Average Housing and Transportation Costs: East Baton Rouge Parish.

Source: H+T Index, 2017.

Conventionally, housing was determined to be affordable if it consumed no more than 30% of a household's income.

Affordability is more accurately measured by considering housing and transportation costs. According to the Housing and Transportation Index, on average housing and transportation costs comprise 48% of income in East Baton Rouge Parish; housing costs 25% of income, while transportation costs 23% of income.

HOUSING

Part 1: Housing Today

Rental Housing

In recent years renting has become an increasingly desirable, and in many cases necessary, option for individuals and families. Within the Parish, more than half (55%) of African-American households rent, compared with 39.5% of white households (American Community Survey 2015 5-Year Estimate). An increasingly mobile workforce values flexibility; renting allows for flexibility and choices that homeownership does not. Younger households and students contribute greatly to rental demand. Twenty percent of renter-occupied housing units have a householder 15-24 years old; 30% have a householder 25-34 years old. This trend is projected to continue over the long term.

Forty percent of the Parish's housing is renter occupied. As of 2015, renter-occupied median household income was \$29,729, contrasted with \$69,865 for owner-occupied median household income. Both represent moderate increases from \$25,370 for renter-occupied, and \$63,792 for owner-occupied respectively, since the comprehensive plan was originally adopted in 2011.

The median gross monthly rent was \$842 in 2015. A renter earning the renter-occupied median household income cannot pay more than \$8,918/annum without violating the 30% housing affordability rule. The median gross rent totals \$10,104; thus rent is still unaffordable for those making less than the renter-occupied median household income.

Approximately 51% of East Baton Rouge Parish's renters spend more than 30% of their incomes on housing. Unaffordable housing costs have most greatly affected renter households earning less than \$15,000, making them particularly prone to overpaying – spending anywhere from 35% to 50% of their incomes on housing.

| Gross Rent as % of Household Income in Past 12 Months | Estimate | Percent of Population |
|---|----------|-----------------------|
| Total: | 68,157 | 40.30% |
| Less than 10.0 percent | 2,714 | 1.60% |
| 10.0 to 14.9 percent | 5,486 | 3.24% |
| 15.0 to 19.9 percent | 6,871 | 4.06% |
| 20.0 to 24.9 percent | 6,773 | 4.00% |
| 25.0 to 29.9 percent | 6,271 | 3.71% |
| 30.0 to 34.9 percent | 5,407 | 3.20% |
| 35.0 to 39.9 percent | 3,834 | 2.27% |
| 40.0 to 49.9 percent | 5,609 | 3.32% |
| 50.0 percent or more | 19,672 | 11.63% |
| Not computed | 5,520 | 3.26% |

Source: US Census. American Community Survey. 5 year estimates: 2011-2015.

The above chart tabulates gross rent as a percentage of household income in the past 12 months and estimates the number of households in each grouping. For nearly 20,000 households, or 12% of the renting population, monthly gross rent is 50% or more of household income, which means that households are spending more than what is affordable on rent.



Provincial Apartments

HOUSING

Part 1: Housing Today

Owner-occupied Housing

Most of the owner-occupied housing in East Baton Rouge Parish is detached single-family, which suggests an opportunity to build more compact single-family housing types that include townhomes, condos and cottage homes. In 2015, 60% of housing within East Baton Rouge Parish was owner-occupied - a modest decrease from 61% in 2008. The profile of owner-occupied households is somewhat different than renter-occupied housing. Owner-occupied median household income was \$69,865 in 2015; the median household income for East Baton Rouge Parish's owner-occupied households in 2008 was \$63,792.

Within the Parish, 62% of households with a white householder are owner-occupied, whereas 35% of households with an African-American householder are owner-occupied (ACS 2015 5-year Est.). In addition, age plays a key role in homeownership within the Parish. In 2015, 12% of households with a householder under the age of 35 were owner occupied, compared with 23% of those with a householder between 55-64, and 16% for 65-74.

Consumer research by Arthur C. Nelson at the University of Utah, Robert Charles Lesser and Company (RCLCO) and others shows that consumers increasingly demand denser housing. If local and national trends hold true, much of East Baton Rouge Parish's future demand for ownership units will be dwellings with smaller footprints on smaller parcels. These products could run the spectrum from basic entry-level condos for first-time homebuyers to luxury townhomes and detached smaller single-family homes.

Part 1: Housing Today

| | Occupied Housing Units | Owner-Occupied Housing Units |
|---|------------------------|------------------------------|
| Occupied housing units | 169,120 | 100,963 |
| HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS) | | |
| Less than \$5,000 | 4.60% | 2.10% |
| \$5,000 to \$9,999 | 5.00% | 2.30% |
| \$10,000 to \$14,999 | 5.90% | 3.20% |
| \$15,000 to \$19,999 | 5.90% | 3.80% |
| \$20,000 to \$24,999 | 5.30% | 4.10% |
| \$25,000 to \$34,999 | 10.40% | 8.30% |
| \$35,000 to \$49,999 | 13.50% | 12.40% |
| \$50,000 to \$74,999 | 16.20% | 17.50% |
| \$75,000 to \$99,999 | 11.50% | 14.70% |
| \$100,000 to \$149,999 | 12.50% | 17.70% |
| \$150,000 or more | 9.10% | 14.00% |
| Median household income (dollars) | 49,285 | 69,865 |

Source: US Census. American Community Survey: 5 year estimates: 2011-2015.

The chart above tabulates household income in the past 12 months by occupied housing units and owner-occupied housing units. As the chart demonstrates, owner-occupied housing tends to have higher incomes than renter-occupied housing.



Willow Grove

Part 2:

Future Housing Need

Emerging Market Segments

American demographics are shifting, and Baton Rouge is certainly no exception. One of the biggest of these demographic shifts is declining household size. Decades ago, the housing market was focused on providing single-family housing that met the needs of families with children. Today, the majority of new homes are one- and two-person households. The occupants of these small households may be any age – ranging from students and young professionals to retired seniors. In particular, aging baby boomers are a huge and growing group whose housing must be met.

Urban Land Institute (ULI) recently published *Housing in America*, a report that summarized the four demographic groups that will drive the new housing market nationally over the next several decades:

- **Baby boomers (born 1945-1965)**, who will constitute a senior population unprecedented in size, and whose housing demands will include more compact housing, townhomes, and apartments.
- **Generation X (born 1965-1980)**, many of whom will be unable to sell their current suburban homes to move to new jobs.
- **Millennials (born 1980-2000)**, who may be renting housing far longer than did past generations.
- **First- and second-generation immigrants**, who may want to move to the suburbs but may find housing there too expensive, even after the current drop in prices.

RCLCO’s national housing research specifically suggests that Millennials may be the largest target market for the urban housing types. People in this generation seek housing that is pedestrian-oriented, convenient, and within a diverse and balanced neighborhood. The research estimates that 77 percent of Generation Y plan to live in an urban core. In order to grow and retain its share of regional growth, East Baton Rouge Parish will specifically need to attract Millennials and encourage recent LSU and Southern graduates to stay after graduating. Additionally, many baby boomers will seek housing that is convenient, social, and low maintenance – another prime urban target.

The demographic diversity within the Parish points to the need for East Baton Rouge Parish to provide life cycle housing – a concept designed to allow a people to live in the same neighborhood through all phases of life. Apartments, condos, townhomes, and some compact single-family homes can be designed for a household’s entire life cycle. These housing types are described further on the next page.



Commerce Building



300 Laurel Street

HOUSING

Part 2: Future Housing Need

Housing Types



Fieldhouse Condos

APARTMENTS, CONDOS

Multi-family housing – with two or more units – has become stigmatized in East Baton Rouge Parish and other parts of the country as only a low-income rental housing type. However, a number of successful multi-family developments, at a range of price points and scales, are helping to break this stigma. East Baton Rouge Parish’s future multi-family housing will be designed to fit into the scale of the existing neighborhoods. For example, mid- and high-rise units would be reserved for downtown Baton Rouge or other higher density neighborhoods. And while most multi-family units in East Baton Rouge Parish today are renter-occupied, changes in future demographics point to high demand in the future for both high-quality rental units and owner-occupied condominium units.

In addition to multi-family in single-use buildings, many cities have developed areas with mixed-use buildings that include both commercial and residential uses. Mixed-use multi-family units are combined with ground floor retail or office space, usually on a main street or transit corridor. They typically feature internal access so the street frontage is reserved for storefronts. These buildings can be owner or renter occupied. In some cases they could also provide student housing near Louisiana State University, Southern University or Baton Rouge Community College.



Beltline

TOWNHOMES, LIVE-WORK UNITS

Townhomes are generally two to three stories tall and are designed to fit well in many types of residential neighborhoods, including as neighborhood infill housing. Townhomes can also be clustered around environmental constraints such as slopes or bodies of water on parcels that could not effectively support single-family development. Townhomes can vary considerably in design and architectural style, and may be either owner or renter occupied.

Live-work units are similar to townhomes but are designed to combine residential and small business space. The “work” area is typically located on the ground floor and features large windows and flexible spaces for offices, retail or services. The “live” area is typically on the upper floors. Live-work units are well-suited for the needs of neighborhood and personal services.



Old South Baton Rouge

SMALL-SINGLE FAMILY, COTTAGE HOUSING

Many residents of Baton Rouge will be seeking a single-family option. With this in mind, East Baton Rouge Parish has an opportunity to develop new single-family homes on lots under 5,000 square feet in size. Some small lot single-family designs include homes oriented around a communal courtyard or cottage-style homes. Others are designed in more traditional patterns. These smaller lot single-family homes would be primarily owner occupied.

Sustainability and Resiliency

The national movement toward addressing climate change and reducing carbon dioxide emissions will have broad implications for East Baton Rouge Parish's housing sector. The housing types described previously have lower energy costs and a lower carbon footprint, even those houses built using conventional materials. This is due to smaller unit sizes, new materials with high-quality insulation, and shared walls in many of the units. Homes designed with energy efficient features not only reduce energy use, but also save residents significant money every month.

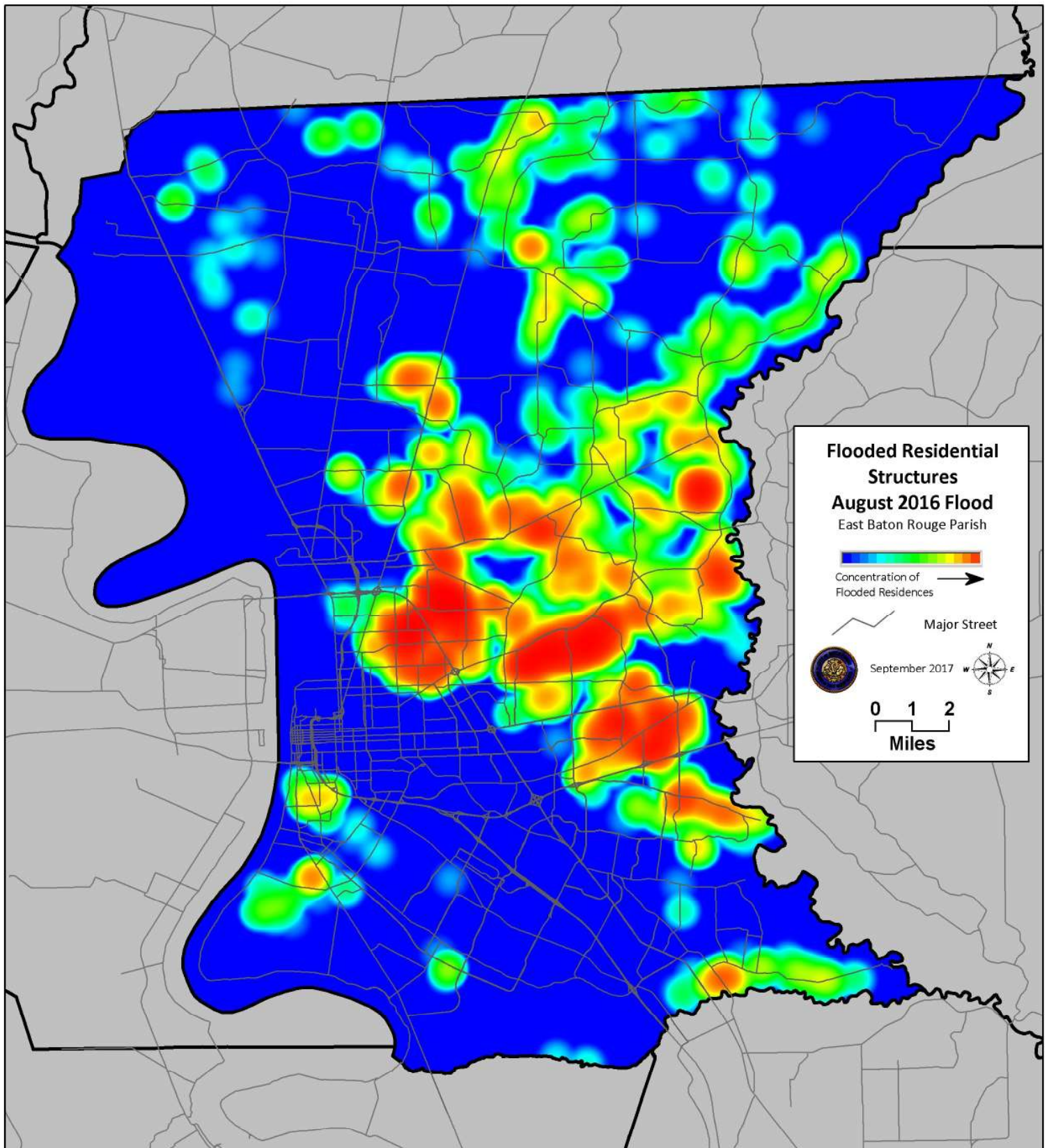
While it is certainly important to develop energy efficient features in new housing, the reality is that the majority of the City-Parish's housing in 2030 will be some variation on the housing stock that exists today – meaning that the City-Parish must actively work with homeowners and renters to increase the energy efficiency of existing homes. East Baton Rouge Parish should explore opportunities to partner with the private sector to expand these efforts in the future. To protect against nature's powerful forces, housing must incorporate the latest building techniques to handle weather extremes. A common strategy is to elevate housing structures using approved fill and/or a solid structure to ensure sites are well above base flood elevations. If possible, providing freeboard tends to compensate for the many unknown factors that contribute to flood heights exceeding calculated expectations.

The need for resiliency is nowhere more evident than in the aftermath of the devastating flood event of August, 2016, which inundated approximately 35,000 structures in East Baton Rouge Parish. The heat map on the following page illustrates the geographic concentrations of flooded residential structures in East Baton Rouge Parish. Sustainable and resilient building practices, such as the elevated structure pictured above can ameliorate some of the devastation caused by more frequent and intense rain events.



Tall Oaks - Elevated Home to Protect Against Flooding

HOUSING





Spanish Town

The Importance of Housing Diversity

The cities of the future will serve as magnets for creativity. Baton Rouge is well-positioned to expand its role in this arena – and will likely be competing with other metro areas in the Southeast.

A common thread among economic sectors attracted to the Parish is the need for a high-quality workforce. Baton Rouge’s higher education and research facilities and relatively low cost of living, compared with its competitor cities, are attractive to these well-educated demographics. However, it’s important that the City-Parish also plan for a broad mix of housing types, including the urban types such as townhomes, apartments and condos that are not readily found in the City-Parish today.

Technology and Housing

High speed Internet access at home is a part of everyday life for many residents in the City-Parish. While most homes in East Baton Rouge Parish have access to broadband, federal data indicates that approximately 1,500 households do not have access to broadband connections. It is important that the City-Parish remain aware of the needs of these households in the future. The City-Parish must work to provide internet access for these and other households which, due to lack of training, hardware or funds to afford service, remain disconnected. From an economic development perspective, bridging the digital divide means that residents are able to search for employment opportunities, work from their homes, participate in distance-learning and communicate with friends and others. New technologies can lead to an increase in home-based businesses, which means fewer transit trips and cars on the road at peak hours.

HOUSING

Part 2: Future Housing Need

What Do These Trends Mean for East Baton Rouge Parish's Housing?

Even cities that already host a robust housing mix are not always adequately planning for their future housing. The housing demands of East Baton Rouge Parish's future market segments will differ from the housing demands of the past and present because of demographic shifts.

To tie these housing trends with East Baton Rouge Parish's future, FUTUREBR included growth scenarios based on an aspirational housing forecast. This forecast shows the City-Parish growing by more than 48,000 households. As such, over the coming decades, East Baton Rouge Parish could expect an average of more than 2,400 new households per year by 2030 – highlighting the critical role housing planning will play for the City-Parish's future.

According to the demographic forecasts of the U.S. Census and the State of Louisiana (available at the parish level), an aging, population profile is developing in East Baton Rouge Parish, consistent with national trends. Reflecting these demographic shifts, a future housing profile has been forecast for the City-Parish. This housing profile should be considered the midpoint of a range, since the housing forecast and housing needs may vary.

The aspirational forecast points to opportunities to meet East Baton Rouge Parish's future housing needs at both the lower and upper ends of the market. In particular, developing subsidized affordable housing for households earning less than \$25,000 (and preserving the affordable housing options that exist today) will be critical. Equally important will be encouraging the market to provide additional housing options to owner and renter households earning between \$35,000 and \$100,000 annually. Because these households can afford \$875-\$2,500 per month in housing costs, a larger range of housing types should become feasible for development.



Red Stick Lofts

Housing Targets for the Future

East Baton Rouge Parish is expected to experience a large population increase of Millennials, the 25-44 age group and the early parts of the 45-64 age groups, in 2030. Additionally, the Baby Boomers moving into their senior years means that East Baton Rouge Parish will need to provide housing for more than 18,000 new senior-led households. Based on the national research summarized above and the forecasts for the City-Parish, a total of 48,000 new housing units will be needed by 2030.

Based on demographic analysis, the mix of housing needed to address future housing needs in 2030 will be different from housing available today. New homes will need to include a large mix of compact housing types. Detached homes will comprise about 57 percent of new units, but most of these will be compact infill styles. Up to 39 percent of new housing will be in the form of compact single-family homes. Attached housing will comprise around 43 percent of new homes. Diverse housing types would fit well in many types of neighborhoods within the City-Parish. Downtown Baton Rouge is a prime area for apartments, condos and some townhomes.

Neighborhoods such as Mid City and Old South have potential for infill mixed-use development, townhomes, and some compact single family. The areas around LSU and Southern University are ideal not only for student housing, but also for people of all ages who are looking for a vibrant, youthful neighborhood. New neighborhoods, such as Ardendale, could accommodate a mix of townhomes and compact single-family homes along with more traditional single-family homes. In short, Baton Rouge must supply a more equitable distribution of housing in the future to meet the needs of every family.



Ben Hur

Part 3: Goals, Objectives and Actions to Achieve the Vision

This section details the housing goals, objectives and actions that will move East Baton Rouge Parish toward the community's Vision.

Goals are the big overarching ideas, changes or practices that are essential to realize the community's Vision.

Objectives establish specific, measurable, attainable and realistic goals that guide how the Comprehensive Plan is implemented in a way that will achieve the Vision.

Actions outline the steps needed to achieve the objectives.

HOUSING

Part 3: Goals, Objectives and Actions

Housing Goals

1. Create a balanced housing supply.
2. Coordinate housing planning with the region.
3. Ensure that East Baton Rouge Parish's existing neighborhoods are stable and strong.
4. Coordinate housing and economic development efforts.
5. Promote sustainable, energy-efficient housing in transportation-efficient neighborhoods.

Housing Goal 1

Create a balanced housing supply.

Objective 1.1

Determine the existing housing conditions and promote a greater range of housing types, sizes, densities, and price points to enhance lifestyle choices, affordability, and diversity.

Actions that support objective 1.1:

- 1.1.1 Conduct a housing needs assessment to determine the amount, location, condition and cost of rental and ownership housing in East Baton Rouge Parish.
- 1.1.2 Identify areas where affordable housing is needed.
- 1.1.3 Provide incentives for revitalization and rehabilitation of existing houses.
- 1.1.4 Support the development of units for the middle-income market.
- 1.1.5 Periodically review the effectiveness of housing strategies.
- 1.1.6 Maintain and monitor a database of housing permit activity, developable land supply, and residential zoning capacity to track progress.
- 1.1.7 Revise UDC and permit by right small lot development in areas of the Parish where small lots are typical.

Objective 1.2

Leverage partnerships to create affordable housing options.

Actions that support objective 1.2:

- 1.2.1 Use existing federal, state and local government programs, public-private partnerships, and incentive programs to identify and meet the housing needs of low- and moderate-income residents.
- 1.2.2 Research an affordable housing trust fund to help leverage local and federal funds that can be used to create affordable housing.

- 1.2.3 Coordinate HUD Consolidated Plan recommendations with FUTUREBR policies.
- 1.2.4 Encourage the use of CDBG, HOME and other HUD funds to support housing goals.
- 1.2.5 Partner with non-profit housing developers to create high-quality affordable housing.
- 1.2.6 Develop incentives for private developers to encourage affordable housing and a range of housing prices in private developments.
- 1.2.7 Continue rehabilitation programs in the form of grants or loans for low-income households.
- 1.2.8 Simplify the process for acquiring clear title on adjudicated properties (properties that have been placed in state or local government hands because property taxes have not been paid) so that public agencies and private developers can revitalize neighborhoods and create decent affordable housing.

Objective 1.3

Provide supportive and transitional housing for the Parish's special needs populations.

Actions that support objective 1.3:

- 1.3.1 Partner with non-profit organizations to reduce homelessness.
- 1.3.2 Identify the individuals using the most public services and offer them priority access.
- 1.3.3 Research and provide emergency shelter assistance for eligible individuals and families affected by disaster, domestic violence, or homelessness.
- 1.3.4 Continue providing separate transitional services that include housing, education and workforce training for youth under the age of 24, such as the Baton Rouge Alliance for Transitional Living.

Objective 1.4

Provide many affordable housing options for seniors.

Actions that support objective 1.4:

- 1.4.1 Provide counseling and assistance to senior seeking to "age in place."
- 1.4.2 Support the development of new senior housing that is near transit, medical facilities and other services.

Objective 1.5

Encourage higher density housing in downtown, inner neighborhoods and university districts.

Actions that support objective 1.5:

- 1.5.1 Amend UDC to provide for infill development strategies.
- 1.5.2 Support LSU, Southern University and BRCC to create new student housing options within walking distance of each campus.

Housing Goal 2

Coordinate housing planning with the region.

Objective 2.1

Coordinate housing planning with long-range land use and transportation planning in Central, Baker, and Zachary.

Actions that support objective 2.1:

- 2.1.1 Maintain and build strong working relationships with planning staff and commissioners in Central, Baker and Zachary.
- 2.1.2 Share GIS and housing data with neighboring jurisdictions.

HOUSING

Part 3: Goals, Objectives and Actions

Housing Goal 3

Ensure that the Parish's existing neighborhoods are stable and strong.

Objective 3.1

Promote a transparent development review process.

Actions that support objective 3.1:

- 3.1.1 Develop a centralized clearinghouse for neighborhood programs and activities.
- 3.1.2 Improve communications between the City-Parish and neighborhood associations.
- 3.1.3 Promote educational workshops on the maintenance, care and repair of housing, including low-cost techniques.
- 3.1.4 Facilitate and coordinate grant applications from housing-related agencies.
- 3.1.5 Coordinate support services to first-time home owners to help ensure timely payment of notes, maintenance of structure, and fulfillment of loan requirements.

Objective 3.2

Strengthen neighborhoods that are lagging behind the Parish as a whole.

Actions that support objective 3.2:

- 3.2.1 Work with the RDA to monitor plan implementation in lagging areas.
- 3.2.2 Develop improved procedures to speed up condemnation of abandoned property and provide adequate funding for condemnation and demolition of dilapidated and dangerous properties.
- 3.2.3 Seek legislation to ensure the ability to attain clear title to properties acquired through the adjudicated properties process.

- 3.2.4 Promote grant funding for City-Parish neighborhood improvement, including code enforcement and facade improvement.

Housing Goal 4

Coordinate housing and economic development efforts.

Objective 4.1

Meet the housing needs of major Baton Rouge employment clusters.

Actions that support objective 4.1:

- 4.1.1 Develop balanced housing targets for the region.
- 4.1.2 Support the creation of an Employer Assisted Housing (EAH) program in which major employers provide incentives for their employees to live nearby.
- 4.1.3 Ensure that every home has the infrastructure to connect to high speed broadband Internet.

Housing Goal 5

Promote resilient, energy-efficient housing in all neighborhoods.

Objective 5.1

Ensure that East Baton Rouge Parish residents have housing options that result in lower energy and transportation costs.

Actions that support objective 5.1:

- 5.1.1 Promote sustainable building practices including: energy efficiency, material efficiency, waste reduction, and durability.

- 5.1.2 Create a program to provide low-interest loans for energy retrofits.
- 5.1.3 Encourage development in downtown Baton Rouge, the City's inner neighborhoods, and in transportation-efficient locations across the City-Parish.
- 5.1.4 Promote transit-oriented developments via housing incentives with transit investments for future bus, bus rapid transit and streetcar lines.
- 5.1.5 Create a streamlined permitting process to encourage sustainable building practices.
- 5.1.6 Create development incentives (FAR or density bonuses, reduced parking requirements, etc.) for projects that use high efficiency building technologies.
- 5.1.7 Promote reuse of existing structures and create development incentives for adaptive reuse of existing structures.
- 5.1.8 Promote building practices that protect from extreme weather and natural disasters.
- 5.1.9 Create a program to provide low-interest loans for energy retrofits.